

CAPITAL FACILITIES AND UTILITIES



WHAT YOU WILL FIND IN THIS CHAPTER

- An inventory of capital facilities and utilities, service providers, and existing and future level of service (LOS) for each type of capital facility.
- A capital facilities plan (CFP) to provide urban services to existing and future development in the city limits and Urban Growth Area (UGA).

(Continued on next page)

PURPOSE

The Capital Facilities and Utilities Element ensures that adequate public and franchise facilities and services are available to serve existing residents and businesses and future growth as outlined in the Land Use Element.

The Capital Facilities Plan (CFP) should be adequate to maintain established levels of service (LOS) for each type of capital facility as the City grows. Capital facilities include city- and special district-operated water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities, and fire facilities. The City of Covington is expecting significant new housing and job growth during the planning period, and the City and

WHAT YOU WILL FIND IN THIS CHAPTER *(continued)*

- ▶ A financing plan to fund the CFP required to serve new growth over the next six years. A 20-year CFP with identification of broad funding sources.
- ▶ A summary of power, natural gas, and telecommunications utilities and efforts to coordinate growth projections and future utility extension plans.
- ▶ Goals and policies to provide direction to guide capital facilities and utilities planning.
- ▶ A capital facility action plan.

other service providers have a responsibility to provide urban services and meet adopted LOS standards. Capital facility planning is directly tied to the quality of life and economic development activities in the community, which depend on high quality schools, a robust park and trail system, a well-maintained street system, responsive fire and emergency services, and capacity to provide sewer and water service.

Residents and businesses rely on power, gas, and telecommunication services. This element also addresses coordination and expansion of these utility services to meet the growth anticipated over the 2015-2035 planning period.

ISSUES AND TRENDS

CAPITAL FACILITIES

The City provides capital facilities for municipal buildings, streets, parks and recreation, and stormwater. Other capital facilities are provided by non-City service providers as shown in Exhibit CF-1. The capital facilities plans in Exhibit CF-1 are hereby incorporated by reference. The Capital Facilities Plan Appendix provides a summary of each provider's facilities, LOS demand, and planned facilities. Highlights of the analysis show:

- **Municipal Buildings:** To maintain Covington's adopted levels of service for administrative space, additional space will be needed. In the 20-year life of the Comprehensive Plan, it is anticipated that the City will build a City Hall. In the interim, it is likely that the City will need to lower its LOS until such a plan can be accomplished. The recommended space needs for City maintenance facilities indicates the City may be



Exhibit CF-1. Capital Facility Service Providers

Public Service	Provider	Relevant Plans and Documents
Municipal Buildings	City of Covington	Public Works Maintenance Facility Study 2013 New City Hall Feasibility Study 2012
Police	King County Sheriff (contracted service)	City Council Police LOS 2007 Resolution (RES 07-42)
Fire and Emergency Services	Kent Fire Department Regional Fire Authority, Maple Valley Fire District (Mutual Aid)	Kent Fire Department Regional Fire Authority: Kent Regional Fire Authority Capital Facilities and Equipment Plan, 2014-33
Schools	Kent School District	Kent School District: Kent School District, Capital Facilities Plan, 2015-16
Parks and Recreation	City of Covington	Covington Parks and Recreation, and Open Space (PROS) Plan, 2010
Stormwater	City of Covington	Stormwater: City of Covington 2010 Comprehensive Stormwater Plan and 2015 Stormwater Management Plan
Streets	City of Covington	
Water	Covington Water District, King Co. Water District 111, Ham Water Co.	Covington Water District District: Covington Water System Plan Update, 2007
Sewer	Soos Creek Water and Sewer District	Soos Creek: 2014 Soos Creek Water and Sewer District Sewer Comprehensive Plan; King County Wastewater: King County Regional Wastewater Services Plan, 2013 Comprehensive Review

CAPITAL FACILITIES ELEMENT REQUIREMENTS

Capital facilities generally have a long useful life and include City and non-City operated infrastructure, buildings, and equipment.


The Growth Management Act (GMA) requires that the Capital Facilities Plan Element include an inventory of facilities, a forecast of the future needs for facilities, proposed expanded or new capital facilities, at least a six-year plan to finance capital facilities, and a requirement to reassess the land use element if probable funding falls short of existing needs. (RCW 36.70a.070(3))

UTILITIES ELEMENT REQUIREMENTS

GMA requires that a Utilities Element address the “general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.” (RCW 36.70a.070(4))

able to lower its LOS standard, which it will not be able to meet, even with the new maintenance facility. The LOS deficit would continue to grow as the population increases.

- **Police Services:** The City is meeting its adopted service levels for officers as of 2015. To maintain current staffing standards, the Police Department will need to hire an additional two officers by 2021, and an additional seven officers by 2035. The City could lower the LOS standard or add officers over time. The space needs for officers would likely be addressed in concert with the evaluation of City Hall space needs above.
- **Fire Protection:** Even though the response time standards have improved in Covington, the Kent Fire Department Regional Fire Authority (KFDRFA) is still not meeting the suburban LOS Standard 90% of the time. Therefore, the KFDRFA is pursuing fire impact fees in Covington to ensure appropriate facilities are available as growth occurs. The KFDRFA's Capital Facilities Plan includes building an additional fire station in Covington, which would be better able to serve the southern part of the city. Additionally, Station 75 will be moved further west, and there will be an extension of SE 256th from SR 18 out to 204th Avenue, which should improve response times in eastern Covington.
- **Schools:** Using present student generation rates, approximately 780 additional school-age students could be added by 2021, and approximately 2,600 school-age students could be added by 2035. The Kent School District has identified capital projects serving Covington area residents and students; some of the improvements would be funded by school impact fees.

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- **Parks:** The City has a deficit for all facility types based on its present LOS. As the population is expected to grow 50% by 2035, the estimated deficits are anticipated to grow if these same LOS standards remain in place. The City is updating its Parks, Recreation, and Open Space (PROS) Plan to consider appropriate LOS and capital needs for 20 years. A six-year plan is proposed in the CFP to address near-term needs. The City's parks department is pursuing park impact fees to help offset the growing capital needs.
 - **Stormwater:** LOS for stormwater activities are regulated by the City's code and engineering design standards. New development is conditioned to meet water quality, runoff control, and erosion control requirements. The City prepared a stormwater comprehensive plan in 2010, established a stormwater enterprise fund in 2012, and uses a portion of the customer rate charges to fund capital facilities. A Stormwater Management Plan was completed on March 31, 2015 and is updated annually as part of the City's National Pollutant Discharge Elimination System (NPDES) Phase II permit. These plans have identified facilities, programs, and regulations to help manage stormwater quantity and water quality.
 - **Water:** The Covington Water District has the capacity to serve its designated service area in the city and UGA. The District has acquired additional water rights in recent years and expects that water consumption rates per residential unit will continue to decline based on a greater share of multi-family units being built in the future. The District is in the process of updating its master plan, which was last completed in 2007. King County Water District #111 also serves a limited number of properties with minimal capacity for new growth compared to the rest of the city.



Covington Police Officer

Source: City of Covington, 2015

WHAT DOES IT MEAN?

The City of Covington is responsible for capital facility planning for municipal buildings and facilities, parks and recreation, streets, and stormwater. Other capital facilities such as schools, water, sewer, fire and emergency services, and police services are provided by other municipal service providers. Utilities are provided through independent service providers. Therefore, it is important that the City work collaboratively with the service providers to ensure that adequate facilities are provided to meet LOS standards based on the City's land use plan that outlines the amount and location of future growth in housing and employment.

- **Wastewater:** The Soos Creek Water and Sewer District develops and analyzes its own growth projections to ensure the District can accommodate future urban growth within its service area. The District indicates that new growth is partially offset by increases as residences become more efficient. The District's 2014 District Sewer Comprehensive Plan identifies numerous capital projects, some of which are located within the city limits. All recommended projects belong to one of two categories: pipe replacements/upgrades or lift station replacement/upgrades.
- **Transportation:** This capital facility is addressed in the Transportation Element. Six-year and 20-year capital improvement programs are included in the Capital Facilities Appendix. Along with revenue projections, the improvements are designed to meet the City's adopted LOS.

Cities and counties planning under the Growth Management Act (GMA) are required to develop a financing plan to demonstrate the ability to fund the six-year capital facilities plan and support future growth consistent with the land use plan. The total estimated cost for the six-year Capital Improvement Program (CIP) is approximately \$135 million dollars. Currently, the City of Covington has some capital projects identified for the 7-20 year planning period. The City is identifying potential funding sources for this 20-year period; these are less detailed than for the six-year period. The City has plans to construct a new City Hall facility as a 20-year capital planning project. Several transportation projects are planned over the 7-20 year period to maintain concurrency. The City is also working on a PROS plan that includes an updated six-year CIP and a longer-term parks plan.



The current revenue projections for future capital facilities shows a total funding gap of approximately \$76.4 million for all parks, stormwater and transportation. The forecasted revenues are significantly less than necessary to support the City's identified CIPs. In the past, Covington has relied heavily on one-time revenues to fund capital facilities, which are not included in the revenue forecast. As such, it is imperative that the City consider new funding and financing sources that can be dedicated to capital facilities to ensure it can meet its six-year CIP priorities as required under GMA. Several policy changes could be made to generate additional revenues or establish debt to fund these projects. These are described in the CFP Appendix. Beyond financing and funding options, the City always has the option to reprioritize its CIPs based on revised LOS standards to lower the funding need for projects. Otherwise, if the City cannot provide adequate funding for the CIP to support new growth, the City's land use plan must be revisited.

UTILITIES

Puget Sound Energy

Puget Sound Energy (PSE) owns and maintains the power distribution system within the city limits. Overhead power lines are required to be undergrounded as development progresses. Underground conduits generally supply secondary power to structures in the study area.

In 2009, to improve system reliability, a new 230 kv transmission line was installed to replace the 115 kv line between the PSE Berrydale Substation and the BPA Covington Substation within the city.

Covington is currently served by the Soos Creek and Pipe Lake Substation. To increase capacity and reliability in



BPA Substation

Source: Komonews.com 2014



Light Standard and Streetscape
Source: Studio Cascade 2014

Covington, PSE is planning to develop a new substation within city limits called the Jenkins Substation. (PSE, 2015).

Bonneville Power Administration


Bonneville Power Administration (BPA) owns and operates most of the higher voltage transmission lines and substations in the Pacific Northwest. According to the 2014 BPA 10-Year Plan, no projects are currently planned at the Covington substation or involving the transmission lines in Covington. However, BPA is planning stormwater facility upgrades and planning for new buildings and parking along Covington Way within five years.

Natural Gas

PSE provides natural gas service to Covington and the surrounding areas. The location, capacity and timing of system improvements depend greatly on opportunities for expansion and on how quickly the study area and surrounding areas grow. Natural gas is supplied to Covington from Canada via the Williams Northwest Pipeline through the Covington Gate Station. PSE natural gas supply mains transport gas from the gate stations to District regulators. Williams Pipeline is proposing an upgrade on the pipeline over a 3-4 year period following 2015 and requesting a staging area it will need for the project in Evergreen Park. The City anticipates that by granting them an area for staging, they will level it for future installation of a play area.

Solid Waste

The City Council adopted an ordinance on July 1, 2015 requiring mandatory garbage pickup for both residential and commercial customers. Solid waste for residential and commercial customers is provided by Republic Services,



which operates under a contract with the City. Republic Services provides service for both solid waste disposal and recycling. Commercial establishments are responsible for contracting directly with Republic Services for their own services. Solid waste transfer stations are provided by King County. The nearest station serving Covington is the Algona Transfer Station, which is scheduled to be replaced soon. King County is undergoing the site selection process for the new facility. The Cedar Hills Regional Landfill is the only regional landfill in King County and is located in Maple Valley and operated by King County.

Telecommunications

The City of Covington is served by Comcast, Century Link, and WAVE. Comcast provides high speed internet, phone, and television services while Century Link provides telephone and high speed internet services. WAVE provides high speed internet services. Service is available throughout the city. In addition, some customers may choose to go wireless and utilize service through a mobile phone provider.

CHALLENGES AND OPPORTUNITIES

Limited resources for Capital Investments.

Like most cities, Covington has limited resources to allocate toward both capital facility maintenance and new facilities. Revenues for capital facilities are also impacted by regional and national economic trends, which bring uncertainty to the capital planning process. The City must plan for existing and new capital facilities to support new growth while accounting for changes in revenues over time.



Clements Capacity Project/263rd Drainage Improvements

Source: City of Covington 2015

VISION CONNECTION

Capital facilities are necessary to provide basic services and maintain a certain quality of life for Covington's residents and businesses. However, capital facilities are also the key to advancing the City's brand and strategy of "Growing Toward Greatness." This element helps meet a framework goal to plan, develop, implement and maintain high quality capital infrastructure and services that reflect the needs of a growing community. The realization of plans for both the Downtown and Lakepointe Urban Village will require substantial investments in capital facilities. Pedestrian-friendly and connected streetscapes, a robust trail and park system, vibrant public spaces, and capacity to support economic development all require planning and investments in capital facilities.

New Growth to Support Capital Facility Investments.

Covington expects an additional 3,920 housing units and 3,706 jobs during the 2015-2035 planning period. This robust expected growth will provide additional revenues for investments in capital facilities. The City must ensure that new growth is coordinated with capital facility needs and that investments are coordinated, prioritized, and meet other objectives for the City, such as implementing the Downtown and Hawk Property subarea plans.

Reduced LOS Standards.

As Covington continues to grow, the City may have to reduce its LOS standards for certain facilities or risk falling below the standards.

OUR CAPITAL FACILITIES PLAN

The Capital Facilities Appendix presents the City's physical and funding plan to ensure that capital facilities are provided as growth occurs within the capabilities of the City. The Appendix also presents the City's review of non-City provider plans and efforts to plan for growth in Covington in a coordinated manner.

Further, this element's goals and policies address how the City intends to ensure that facilities and utilities are in place to serve current and future residents and employees. This element requires that capital facilities are in place and available when new development occurs, otherwise known as concurrency. A requirement to reassess the land use element is included in the policies if probable funding falls short of existing needs.

GOALS AND POLICIES

CAPITAL FACILITIES GOALS

- Goal CF-I.** Provide public and private utility services and facilities that enhance the Covington community's quality of life, address past deficiencies, and meet current and future demands in a safe, reliable, efficient, and fiscally and environmentally responsible manner.
- Goal CF-II.** Provide capital facilities and utilities that meet acceptable levels of service and guidelines, and support and anticipate demand from new and existing development without compromising public health and safety.
- Goal CF-III.** Provide coordinated projects and services among the City, private utilities, and contracted service providers to take advantage of opportunities to accomplish multiple purposes and functions when maintaining, installing, and building new infrastructure and facilities.
- Goal CF-IV.** Prioritize, coordinate, plan, expand and site essential public facilities through an inter-jurisdictional process.



CIP 1028 SE 240th Street, 196th Avenue SE and SE Wax Road Overlay

Source: City of Covington 2015

CAPITAL FACILITIES POLICIES

Levels of Service and Development Requirements

Policy CF-1. Adopt the levels of service shown in Policy CF-1 Table to promote the community's quality of life.



Covington City Hall

Source: Studio Cascade 2014

Policy CF-1 Table. Level of Service Standards

Service Type	Level of Service Standard
Municipal Buildings	Base: 617 SF/1,000 Population Target City Offices: 1,100 SF/1,000 Population Target City Maintenance Shops: 800 SF/1,000 Population
Police	0.75 Officers /1,000 Population
Fire Service	Response time objectives consistent with Kent Regional Fire Authority Capital Facilities and Equipment Plan, 2014-33
Schools	Student to teacher ratios and student generation rates of Kent School District, Capital Facilities Plan, 2015-16
Parks	See adopted Parks, Recreation, and Open Space Plan.
Stormwater	Stormwater Maintain existing capacity. New facilities are constructed in accordance with the 2013-2018 Western Washington Phase II Municipal Stormwater Permit.
Transportation	See Transportation Element.
Water	Gallons per capita consistent with Covington Water System Plan Update, 2007, as amended
Wastewater	Gallons per capita consistent with 2014 Soos Creek Water and Sewer District Sewer Comprehensive Plan and King County Regional Wastewater Services Plan, 2013 Comprehensive Review



- Policy CF-2. Require sufficient system capacity for surface water, potable water, sewer, and transportation prior to approval of any new development. New development must pass concurrency tests before development may be permitted.
- Policy CF-3. Require new development to obtain a letter of water and sewer availability and adequate fire flow prior to submitting a development application.
- Policy CF-4. Encourage the hookup to a public water system for those properties on existing private well systems.
- Policy CF-5. Encourage conversion from on-site wastewater disposal systems as sewer lines become available.
- Policy CF-6. Provide for municipal, maintenance, and public safety building space reflecting changing needs for staffing, information technology, and community service needs.
- Policy CF-7. Encourage community policing and other business and neighborhood community watch programs to improve public safety for both businesses and residences.
- Policy CF-8. Support the capital and operation plans of the Kent Fire Department Regional Fire Authority to assure response time objectives are met in the community.
- Policy CF-9. Provide for a connected transportation system that enhances emergency response times and environmental objectives to

minimize impervious area and sufficiently treat stormwater.

Policy CF-10. Apply the adopted surface water design manual as the minimum requirement for all development projects and other actions that could cause or worsen flooding, erosion, water quality, and habitat problems for both upstream and downstream development.

Policy CF-11. Manage the City's stormwater utility to meet federal and state permit requirements and advance environmental goals.



Fire Station 78

Source: Kent Regional Fire Authority 2015

Coordination and Efficiency

Policy CF-12. Coordinate with service providers and utilities to provide reliable and cost-effective services to the public based on the city's anticipated and planned growth.

Policy CF-13. Encourage utilities and service providers to consolidate facilities, use existing facilities, construct within existing transportation and utilities corridors and to minimize visual impacts of new and expanded facilities where technically feasible.

Policy CF-14. Encourage public and private community service providers to share or reuse facilities when appropriate, to reduce costs, conserve land, and provide convenience and amenities for the public. Encourage joint siting and shared use of facilities for schools, community centers, health facilities, cultural and entertainment facilities, public safety/public works, libraries, swimming pools, and other social and recreational facilities.



- Policy CF-15. Require private utilities and service providers working within the city limits to obtain franchise or other agreements with the City that includes service levels and requirements meeting anticipated growth and demand as well as other local, state, and federal regulations.
- Policy CF-16. Coordinate capital improvements with related improvements by adjacent jurisdictions.
- Policy CF-17. Attend regular meetings with local utility and service providers to maintain ongoing coordination between agencies.
- Policy CF-18. Work in partnership with the Kent School District to offer quality education to the Covington community. Consider partnerships with human service and parks and recreation programs and facilities.
- Policy CF-19. Coordinate street repaving efforts with utility providers to prevent excavation of newly paved street and trail surfaces by prohibiting excavation of new pavement for utility projects for a period of the first five years after new paving.
- Policy CF-20. When infrastructure projects are proposed within City right-of-way, assist in the coordination between communication providers to ensure that all interested parties are given the opportunity to install facilities in common trenches.



Covington Elementary School,
Source: Kent School District, 2015

Policy CF-21. Coordinate with natural gas providers, with transmission pipelines within the city to address pipeline safety and natural disaster emergency response issues.

Policy CF-22. Seek cost-effective, innovative, and state of the art solutions for utility and telecommunications infrastructure.

Funding, Financial Planning & Maintenance

Policy CF-23. Aggressively pursue funding from all levels of government and private agencies to accomplish the city's capital investment program while optimizing resources.

Policy CF-24. Ensure budget decisions are consistent with the Comprehensive Plan.

Policy CF-25. Fund non-transportation capital projects and improvements (e.g. parks, trails, City offices) through general revenues, impact fees, grants, or bonds as determined in the annual Capital Improvement Plan (CIP).

Policy CF-26. When planning, developing, and administering the city's capital investment program, give primary consideration to how the public's health, safety, and welfare will benefit. The City should schedule and phase infrastructure that supports the planned for and expected growth and development.

Policy CF-27. Prepare and adopt a six-year Capital Facilities Plan (CFP) regularly and include reviews of forecasts and actual growth, revenue and costs totals based on adopted level of service standards, and the means



and timing by which identified deficiencies will be corrected. Annually adopt a Capital Improvement Program (CIP) with the budget that more specifically identifies financing and implementation of facilities contained in the six-year CIP. Ensure the 20-year projected growth, level of service, and funding projections are also considered in the CIP.

Policy CF-28. Maintain and regularly update an inventory of existing capital facilities owned by the City.

Policy CF-29. Impose impact fees on new development so that “growth may pay for growth” only when associated growth-caused improvements are reasonably related to the new development; fees should not exceed a roughly proportionate share of the costs of system improvements.

Policy CF-30. Once established, impact fees shall be adjusted periodically based upon an appropriate study or other relevant data, to ensure that the fees reflect the cost of planned system improvements related to growth.

Policy CF-31. Reassess the land use element if probable funding falls short of existing needs. The reassessment may result in changes to growth projections, alternative level of service standards, or expanded funding or financing options.



Covington Park

Source: City of Covington 2015

PRIORITIZATION

Policy CF-32 suggests the City develop a project prioritization rating system for all capital facility projects. Example criteria for roadway projects are listed below to illustrate how such a prioritization system could work. The City will determine its particular criteria and rankings as part of its CIP process that may differ from these.

Example Criteria	Description
Concurrency	Is the project required to meet concurrency?
Safety	Does the project address identified multi-modal safety issues?
Grant Eligibility	Does the project include elements which would make it more attractive for state or federal grant funding?
Partnerships	Does the project include funding partnerships, or include elements that would be more attractive for such partnerships?
Traveler Benefits	How many travelers would benefit from the project? [Note, this may need to be relative between projects, rather than referring to absolute thresholds.]
Magnitude of Improvement	What size of facility would the project improve?
Multi-modal Elements	Does the project include elements that improve safety or mobility for pedestrians, bicyclists, and/or transit?
Environmental Constraints	Can environmental impacts be avoided or minimized?
Environmental Sustainability	Does the project reduce impacts compared to standard improvements through sustainability measures or critical area enhancements? Examples: permeable pavement or sidewalks, biofiltration beyond minimum stormwater manual requirements, buffer enhancements, critical area enhancements, etc.



Higher Favorability



Medium Favorability



Lower Favorability

Policy CF-32. Develop a project prioritization rating system for all capital facility projects.

Capital Improvements Planning & Construction

Policy CF-33. Recognize and provide for multiple purposes and functions in all City facilities, and where possible, incorporate the needs of the city's stakeholders within the design.

Policy CF-34. Focus capital investments on creating a connected, dynamic urban environment.

Policy CF-35. Minimize the cost of maintaining, operating, and other life cycle costs in the design and funding for any capital facility.

Conservation & Environmental Sustainability

Policy CF-36. Make conservation an integral part of the city's operations and management.

Policy CF-37. Encourage and support conservation strategies aimed at reducing average annual and peak day water use.

Policy CF-38. Reduce the solid waste stream and support reuse and recycling. Implement mandatory curbside collection of solid waste and recyclables and move towards mandatory collection of yardwaste.

Policy CF-39. Coordinate water quality improvement efforts with adjoining jurisdictions whose surface waters flow into or through the city.

Policy CF-40. Encourage the retention and planting of vegetation for their beneficial effects on surface water runoff, including flow attenuation, water quality enhancement, and temperature reduction.



Covington Water District, Waterwise Garden

Source: <http://www.watotoxics.org/>

- Policy CF-41. Ensure construction, maintenance, and retrofits of capital facilities, and other capital investments support conservation of resources, such as water reuse and installation of energy-efficient electric fixtures.
- Policy CF-42. Ensure the design and location of infrastructure improvements considers the impact of climate change, natural hazards, seismic occurrence, and the ability to serve the community in the event of a natural disaster.
- Policy CF-43. Promote energy efficiency and conservation methods, and utilize sustainable energy sources in City operations to support climate change reduction goals for the region.
- Policy CF-44. Minimize future energy usage and carbon emissions from street lighting through the implementation of an economically viable street lighting program that will achieve energy and cost savings.

Private Franchise Utilities


- Policy CF-45. Construct all new electrical and communication facilities underground, unless specifically exempted, as provided for in the Covington Municipal Code.
- Policy CF-46. Ensure that development regulations are consistent with and do not otherwise impair private utilities from fulfilling public service and other obligations imposed by state and federal laws.



- Policy CF-47. Support the availability of telecommunications infrastructure to service growth and development in a manner consistent with the anticipated land use pattern while minimizing the visual and environmental impacts on the community.
- Policy CF-48. Ensure that utility providers limit disturbance of vegetation within major electrical utility transmission corridors that is necessary for safety and maintenance of transmission lines, and adhere to all applicable City regulations including planting of vegetation compatible with utility lines.
- Policy CF-49. Support and participate in the long-term planning of water, sewer, electrical, and communication facilities that provide for uninterrupted service during natural disasters.
- Policy CF-50. When utilities are being installed on public property, evaluate whether spare conduit for future City telecommunications use should be installed at the same time.
- Policy CF-51. Require utility providers to design, locate, and construct facilities within public-owned properties and rights-of-way when possible, to reasonably minimize significant, individual, and cumulative adverse impacts to the environment and to protect critical areas.

Essential Public Facilities

- Policy CF-52. Locate proposed new or expansions to existing essential public facilities consistent with the Covington Comprehensive Plan and King County Countywide Planning Policies.
- Policy CF-53. Share essential public facilities with King County and neighboring counties and cities, if advantageous to both to increase operation efficiency.
- Policy CF-54. Ensure that no racial, cultural, or class group is unduly impacted by essential public facility siting or expansion decisions.
- Policy CF-55. Site essential public facilities in coordination with King County equitably. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical, and service area factors.
- Policy CF-56. Define essential public facilities based on the Growth Management Act definition, the function of the facility to serve a broad portion of the county or region, and the nature of the facility as being difficult to site or expand. Consider whether agencies have developed lists and locations of likely essential public facilities.
- Policy CF-57. Site proposed new or expansions to existing essential public facilities based on the following:

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- A. A forecast of the future needs for the essential public facility.
 - B. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities.
 - C. An analysis of the proposal's consistency with County and City Policies.
 - D. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies.
 - E. An analysis of alternative sites.
 - F. An analysis of environmental impacts and mitigation.
 - G. Extensive public involvement.

Policy CF-58. Actively regulate and monitor designated essential public facility operations to ensure that such facilities do not cause or create a public nuisance.

ACTION PLAN

The City regularly reviews its capital plans as part of its budget and functional plan updates. See Exhibit CF-2.

Exhibit CF-2. Capital Facilities Action Plan

Implementation Action	Responsibility
Maintain and update annually a comprehensive CIP including municipal facilities, transportation, parks and recreation, and stormwater. The annual update should include: <ul style="list-style-type: none">• Review of research on grant funding opportunities.• Consideration for integrating capital facilities projects to reduce costs and achieve economies of scales.• Development of a project prioritization system to ensure projects are advanced that meet multiple City goals and policies.	Community Development Department, Parks & Recreation, Public Works Department, and Finance Department